

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF SAN BERNARDINO COUNTY, CALIFORNIA  
AND RECORD OF ACTION**

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**March 23, 2004**

**FROM:**       **DAVID H. SLAUGHTER**, Director  
Real Estate Services Department

**LEYDEN HAHN**, Director  
Information Services Department

**SUBJECT:   LEASE AGREEMENT WITH HI-DESERT WATER DISTRICT**

**RECOMMENDATION:** Approve a five-year lease agreement with the Hi-Desert Water District (District), a public agency of the State of California, for space on an existing communications pole and 100 square feet of land for the purpose of installing a prefabricated communications shelter and underground conduit for electrical service for the Information Services Department (ISD) in the Morongo Hill area of Yucca Valley at no cost to the County in exchange for no cost to the District for communication services at the County's Onyx Peak site in the Big Bear area.

**BACKGROUND INFORMATION:** Beginning in 1989, the County initiated the development of the 800 MHz radio system to provide for emergency radio coverage throughout the County. This project is complete; however, there continues to be remote pockets in the County that have weak or no radio coverage. One such area is the Morongo Hill area of Yucca Valley. At the current time, a low power device called a signal booster is used to provide coverage to that area, which is attached to the District's Homestead Water Tank at Morongo Hill. The addition of communications equipment for several cellular carriers at this site is causing signal interference. When Nextel, which is in the process of installing communications equipment at this site, begins operation in the next few months, the radio coverage provided by the low power signal booster will be totally blocked. This lease will allow ISD to develop a full power communications facility and provide enhanced coverage to the area.

The term of the lease will commence on the date the County begins construction of the facilities or eighteen months following execution of the lease by the Board, whichever is earlier, and terminate five years thereafter. In lieu of paying rent and in exchange for leasing the premises, a separate site that is leased by the County to the District for communication services at Onyx Peak in the Big Bear area [Contract No. 91-787 (Onyx Peak license)] will be provided to the District at no cost. Within 60 days, RESD and ISD will return to the Board to recommend an amendment to the Onyx Peak license agreement.

ISD requested the Real Estate Services Department (RESD) contact the District to negotiate a lease for space on an existing communications pole and for land to install a prefabricated communications shelter and underground conduit for electrical service. The lease agreement is summarized as follows:

Page 1 of 2

Record of Action of the Board of Supervisors

40

**BOARD OF SUPERVISORS**  
**LEASE AGREEMENT WITH HI-DESERT WATER DISTRICT**  
**March 23, 2004**  
**Page Two of Two**

Lessor: Hi-Desert Water District

Location: Morongo Hill

Size: 100 square feet of land and space on an existing communications pole

Term: Five years

Options: Five five-year options to extend

Rent: In lieu of payments, the District will receive radio communication services at the County's Onyx Peak communications site at no cost.

Annual Increase: None

Improvement costs: None

Custodial: None

Maintenance: Provided by Lessor

Utilities: Provided by County

Right to terminate: The County has the right to terminate this agreement with either a 30-days or 90-days written notice, depending on the specific circumstance.

**REVIEW AND APPROVAL BY OTHERS:** This item has been approved by County Counsel (Fiona Luke, Deputy County Counsel, 387-5474) on November 12, 2003; ISD (David Seidel, Chief of Network Services, 387-3300) on February 23, 2004; and the County Administrative Office [Daniel R. Kopp (387-3828) and Tracy Lindsay (387-4659), Administrative Analysts] on March 15, 2004.

**FINANCIAL IMPACT:** There is no cost associated with this lease; however, in lieu of rent payments, the County will no longer receive annual rental income of \$1,907 from the District for a site licensed to the District at the County's Onyx Peak Communications site in the Big Bear area.

**COST REDUCTION REVIEW:** The County Administrative Office has reviewed this agenda item, concurs with the department's and RESD's proposal, and recommends this action based on the need to enhance the 800 MHz radio coverage in Yucca Valley. There is no cost associated with this lease; however, ISD will receive \$1,907 less in annual revenues. The lease can be terminated with either 30-days or 90-days notice, depending on the specific circumstance.

**SUPERVISORIAL DISTRICT:** First

**PRESENTER:** David H. Slaughter, Director, 387-7813

MC: 387-7816                      bas: 387-7830